

ZONING BOARD OF APPEALS
PUBLIC HEARINGS – REGULAR MEETING
WEDNESDAY, JULY 21, 2004 AT 6:30 P.M.
ALDERMANIC CHAMBERS EAST

AGENDA

PUBLIC SPEAKING:

PUBLIC HEARINGS:

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| 1. Barbara Fitzpatrick
767 Frost Road
Waterbury, CT 06705 | RE: Application of Barbara Fitzpatrick for a VARIANCE of Section 3.23 (b) (aka Section 159.076 Code of Ord.) of the Zoning Regulation to allow a reduction in lot width from 75 feet to 61 feet in the RL District, for property located at 767 Frost Road . Owner: Secretary of Housing and Urban Development. |
| 2. Wendy Guerrero
991 South Main Street
Waterbury, CT | RE: Application of Wendy Guerrero for a SPECIAL EXCEPTION for the expansion of a nonconforming use from a grocery store to allow the sale of grocery beer in an RM District under Article VI (aka Sections 159.177 & 159.179 Code of Ord) of the Zoning Regulation, for property located at 121 Lounsbury Street . Owner: J & D Equities, LLS. |
| 3. Richard Mellon
604 Watertown Road
Middlebury, CT | RE: Application of Richard Mellon for a VARIANCES of Section 3.13 (b) (aka Section 159.075 Code of Ord.) of the Zoning Regulation to allow a reduction in lot width from 75 feet to 20 feet for both Parcel A and Parcel B in the RS District, for property located at Parsons Avenue . Owner: Richard Mellon & Brenda O’Conner. |
| 4. Joseph A. Barbieri
751 Watertown Avenue
Waterbury, CT | RE: Application of Joseph A. Barbieri for a VARIANCE of Section 3.13 (b) (aka Section 159.075 Code of Ord.) of the Zoning Regulation to allow a reduction in lot width from 75 feet to 0 feet in the RS District, for property at Westwood Avenue . Owner: Gerard Theroux. |

5. Samson J. Procopion
16 Fiske Street
Waterbury, CT
- RE:** Application of Samson J. Procopion for VARIANCES of Section 3.43(a) (aka Section 159.077 Code of Ord.) to allow a reduction in lot area from 6000 square feet to 4533.7 square feet for Parcel A and 5164.5 square feet for Parcel B; Section 3.43 (b)(aka Section 159.077 Code of Ord.) to allow a reduction in lot width from 60 feet to 50 feet for both Parcel A and Parcel B; Section 3.44 (a) (aka Section 159.077 Code of Ord.) to allow a reduction in the front yard from 15 feet to 12 feet for Parcel A and to 0 feet for Parcel B; Section 3.44 (a) to allow the reduction of the side yards from 10 feet to 3.4 feet for Parcel A and to 0 feet for Parcel B; Section 3.44 (a) to allow the reduction of the rear yard from 25 feet to 17 feet for Parcel A and to 0 feet for Parcel B; Section 3.45 (b) (aka Section 159.077 Code of Ord.) to allow a reduction in the lot coverage from 30% to 62 % for Parcel B, in the RH District, for property located at **24 East Liberty Street and 21 Bond Street.** Owner: Samson J. Procopion.

COMMUNICATIONS:

1. Katherine Scott
BobKat Towing, LLC
- RE:** Request to waive the public hearing, add the approval of 176 Chase River Road to the agenda and make a final decision.

NEW BUSINESS:

OLD – UNFINISHED BUSINESS:

ADJOURNMENT: